142.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,600 / 754,600
					USE VALUE:	754,600 / 754,600
					ASSESSED:	754,600 / 754,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CREAN CLAIRE A
Owner 2:	
Owner 3:	
Street 1:	91 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CREAN EDWIN B & CLAIRE A -
Owner 2:	-
Street 1:	91 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,700 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Brick Veneer Exterior and 1878 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3700.000	329,800		424,800	754,600
Total Card	0.085	329,800		424,800	754,600
Total Parcel	0.085	329,800		424,800	754,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.81 | /Parcel: 401.8

Legal Description

User Acct 91215

GIS Ref

GIS Ref

Insp Date 06/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,800	0	3,700.	424,800	754,600	754,600	Year End Roll	12/18/2019
2019	101	FV	248,500	0	3,700.	398,300	646,800	646,800	Year End Roll	1/3/2019
2018	101	FV	241,100	0	3,700.	329,200	570,300	570,300	Year End Roll	12/20/2017
2017	101	FV	241,100	0	3,700.	302,700	543,800	543,800	Year End Roll	1/3/2017
2016	101	FV	241,100	0	3,700.	276,100	517,200	517,200	Year End	1/4/2016
2015	101	FV	231,200	0	3,700.	270,800	502,000	502,000	Year End Roll	12/11/2014
2014	101	FV	231,200	0	3,700.	251,700	482,900	482,900	Year End Roll	12/16/2013
2013	101	FV	231,200	0	3,700.	239,500	470,700	470,700		12/13/2012

!10950!

PRINT

Date	Time
12/11/20	01:11:01

LAST REV

Date	Time
08/05/20	11:08:42

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10950

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CREAN EDWIN B &	75249-464	1	7/30/2020	Convenience	1	No	No		
CREAN EDWIN B &	56156-436		12/28/2010	Convenience	1	No	No		
	16476-596		10/1/1985		174,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	Inspected	CC	Chris C
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Measured	336	PATRIOT
12/3/1999	Inspected	267	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	91215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3700		Sq. Ft.	Site		0	80.	1.44	9									424,801						424,800	

Total AC/HA: 0.08494 | Total SF/SM: 3700 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 424,801 | Spl Credit | Total: 424,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26983464
Const Adj.:	1.00987422
Adj $ / SQ:	173.120
Other Features:	82659
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448129
Depreciation:	118306
Depreciated Total:	329823

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

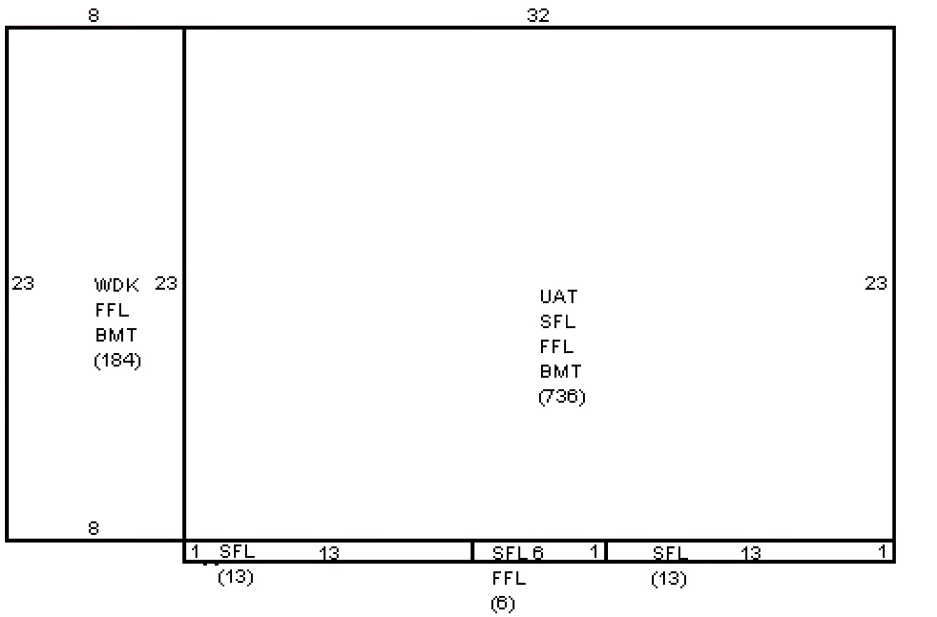
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.12
Special Features:	0	Val/Su Net:	110.60
Final Total:	329800	Val/Su SzAd	194.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	926	173.120	160,309
BMT	Basement	920	51.940	47,781
SFL	Second Floor	768	173.120	132,956
UAT	Upper Attic	184	121.180	22,298
WDK	Deck	184	11.550	2,125

Net Sketched Area:	2,982			Total:	365,469
Size Ad	1694	Gross Are	3534	FinArea	1878

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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